



DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: (860) 561-7555 FAX: (860) 561-7504
www.westhartford.org

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

MAP AMENDMENT

X **REGULATED ACTIVITY**

IWWA #1042 File # Application Fee — Surcharge Fee — Date Received 2-19-16

Street Address of Proposed Application: 37 Buena Vista Road, West Hartford

Zone: Acreage/Lot Area Parcel/Lot#

Applicant's Interest in Property: The Dept. of Leisure Services operates a 9-hole golf course at Buena Vista, with a starter shack to service the facility.

Brief Description of Proposed Activity: Leisure Services would remove a dilapidated starter shack in floodplain and replace it nearby with new building outside of floodplain.

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. *Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)*

Town of West Hartford

Record Owner's Name

50 South Main Street

Street

West Hartford, CT 06107

City State Zip

860-561-7510

Telephone #

West Hartford Dept of Leisure Services

Applicant's Name

50 South Main Street

Street

West Hartford, CT 06107

City State Zip

860-561-7510

Telephone #

Contact Person:

Al Adaskareg

Name

289 South Main Street

Street

West Hartford, CT 06107

City State Zip

860-233-3594

Telephone #

ala@westhartford.ct.gov

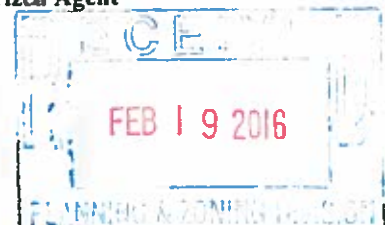
E-Mail

Alfredo Turco, Director

Applicant's Signature

[Signature]

Signature of Owner/Authorized Agent





**Proposed New Starter Building at
Buena Vista Golf Course
37 Buena Vista Road, West Hartford**

Background

Buena Vista Golf Course is a well-regarded, meticulously maintained 9-hole public course owned and operated by the Town of West Hartford that accommodated more than 17,000 rounds of golf last year. The Buena Vista Golf Course is serviced by a 30-year old wooden starter building, which is deteriorating due to rot and age. It sits in the floodplain on a small hill between the pond and the first tee of the golf course. The Town's Department of Leisure Services proposes to remove the existing 180 square foot starter "shack" and build a code compliant 206 square foot replacement building nearby, outside of the floodplain, closer to the Cornerstone parking lot. Razing the old building would remove any obstruction of water flow during flood events, and would increase the cross sectional area available for conveying the flood waters. A new starter building would enhance the day-to-day operations of the golf course and create a safe, accessible facility.

Project Details

Although the existing building is outside of wetlands soils, its removal would eliminate a structure in the 100 year floodplain, which would have a positive environmental impact on the area. A silt fence for erosion and sedimentation will be erected as part of the construction, as indicated on the plan. The existing starter building sits on six concrete piers. The building is not ADA-compliant. When it was installed in the 1980's, the building was repurposed from an older building on Rockledge Golf Club property. For many years it adequately serviced the Buena Vista course as a shelter for the "starters," that is, the staff that collects fees and regulates the starting times of each group of golfers. It also houses some refrigerated coolers and its electrical outlets provide power for a cash register. The deterioration of the building is such that the entire building would need to be replaced. Rather than replace it on the existing footprint in the 100 year floodplain, the Department proposes to build a new building outside of the floodplain and outside the wetlands, but within the 150 foot review area, which triggers this project to be a regulated activity.

A plan to rebuild in the same spot was rejected because the building would have needed to be raised two feet above floodplain, which posed regrading challenges and would have hindered handicapped accessibility. Other sites were rejected because of their lack of proximity to the parking lot or their situation in wetlands.

The location of the proposed building was selected by Al Adaskaveg, the Golf Course Superintendent, in consultation with Town Planner Todd Dumais and Civil Engineer Julie Viera. It would sit outside the 100 year floodplain. The new building would be nestled into the side of a small hill off the south side of the existing Cornerstone parking lot. A 35 linear foot retaining wall would be built with modular block. The proposed area of disturbance is 2,240 Square Feet. The 100 year floodplain elevation is 164.0. The proposed building's finished floor elevation is proposed at 166.0, two feet above the 100 year floodplain elevation. It has been designed by architect J. Kirk Bostwick.

The proposed location would be ideal because it would allow the starter, who collects fees and regulates the timing of play, to have a clear site line to the first tee and the first green, as well as to interact with golfers exiting the course from the 9th hole on their way back to the parking lot.

The new, seasonal building would be handicapped accessible for employees. The public would utilize the building through a service counter. The building is proposed to be slab on grade and built with concrete masonry units (CMU's), fiberglass asphalt shingles, vinyl siding, AZEK (or similar) for all trim, fascia and rake boards, painted metal doors and frames, aluminum-clad windows, and a stainless steel rolling shutter for the service counter.

The overall storm water drainage patterns would not change, but grading within the vicinity of the building has been modified to accommodate the building and accessibility. The intent is to let the storm water runoff to sheet flow as it does now for existing conditions. There is one area between the retaining wall and building that a drywell with overflow is proposed. This system would catch runoff that got trapped in this area and the runoff would percolate directly into the ground.

A new, handicapped accessible 270 SF bituminous concrete walkway would connect the parking lot to the new starter building. No changes will be made to the parking lot. An existing walk way connecting the 9th Green to the parking lot would continue to be gravel, not paved, with grass elsewhere. Four 20' tall white pine trees and their stumps would be removed, and four new trees (minimum 3-4 inch caliper) would be replaced onsite nearby.

Trash barrels would be serviced by Public Works, as they are at the existing building. Electricity would be brought to the building from the Cornerstone Aquatic Center. A separate electric meter would be installed. Low energy LED exterior lights would be shut down at night, and only activated by a motion detector.

Construction and Demolition Plan

Demolition of the existing starter building and construction of the new starter building would be accomplished by Town employees from the Department of Leisure Services, under the direction of Al Adaskaveg, the Golf Course Superintendent. Upon completion of the new building, the old building would be removed and the disturbed area replace with grass. Pending approval by the Inland Wetlands and Watercourses Agency, the construction would be planned in the spring of 2016, in advance of the summer golfing season.

The existing building, its deck and concrete piers would be demolished and the debris stored in a demolition dumpster to be hauled away. We do not anticipate any material, such as soil, will be needed to restore the area to a grassy knoll.

We do not anticipate any future development activities on this site for the next five years.

Photos

Please refer to the attached photos of the existing starter "shack" and the proposed new building's location next to the Cornerstone parking lot.

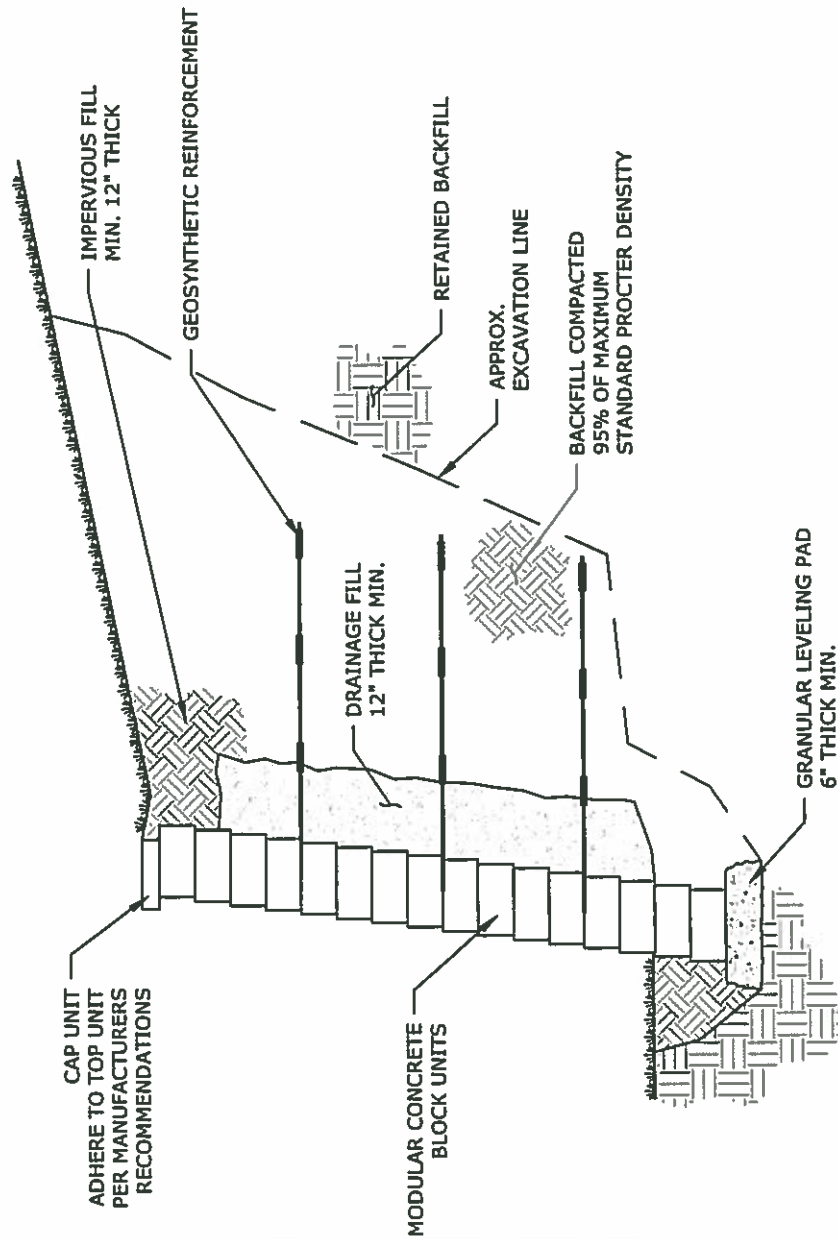
Conclusion

The existing deteriorating starter building, while outside of wetlands soils, is in the 100 year floodplain. Its removal would have a positive environmental impact on the area. The proposed building would be built outside of the floodplain and wetlands, and is in a more suitable location than the existing starter building. The new building would enhance the practical management of the Buena Vista Golf Course.

Submitted February 19, 2016

GENERAL NOTES:

1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
2. BENCH CUT ALL EXCAVATED SLOPES.
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
4. SITE SOIL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
5. BASE SHALL CONSIST OF COMPACTED COARSE SAND AND/OR GRAVEL, 6" THICK MIN.
6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 1" TO 2" THICK MAXIMUM.
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 12" FOR WALL HEIGHTS FROM 4 FT. AND UP, 6" BELOW 4 FT. UNLESS SHOWN DIFFERENTLY.
8. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
9. DRAINAGE FILL SHALL BE INSTALLED BEHIND THE WALL UP TO 18" OF THE TOP OF THE WALL. DRAINAGE FILL SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.
10. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME BACKFILL BEHIND UNITS IS COMPACTED.
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.
12. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY. (ASTM D-698).
13. GEOSYNTHETIC SHALL BE THE TYPE AND LENGTH AS SHOWN. PULL GEOSYNTHETIC TIGHT PRIOR TO BACKFILLING.
14. GEOSYNTHETIC SHALL BE PLACED WITH STONGEST DIRECTION PERPENDICULAR TO WALL. FOLLOW GEOSYNTHETIC MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.



TYPICAL SECTION-REINFORCED MODULAR BLOCK WALL

NOT TO SCALE

IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.



TOWN OF WEST HARTFORD

DIVISION OF ENGINEERING

BUENA VISTA GOLF COURSE

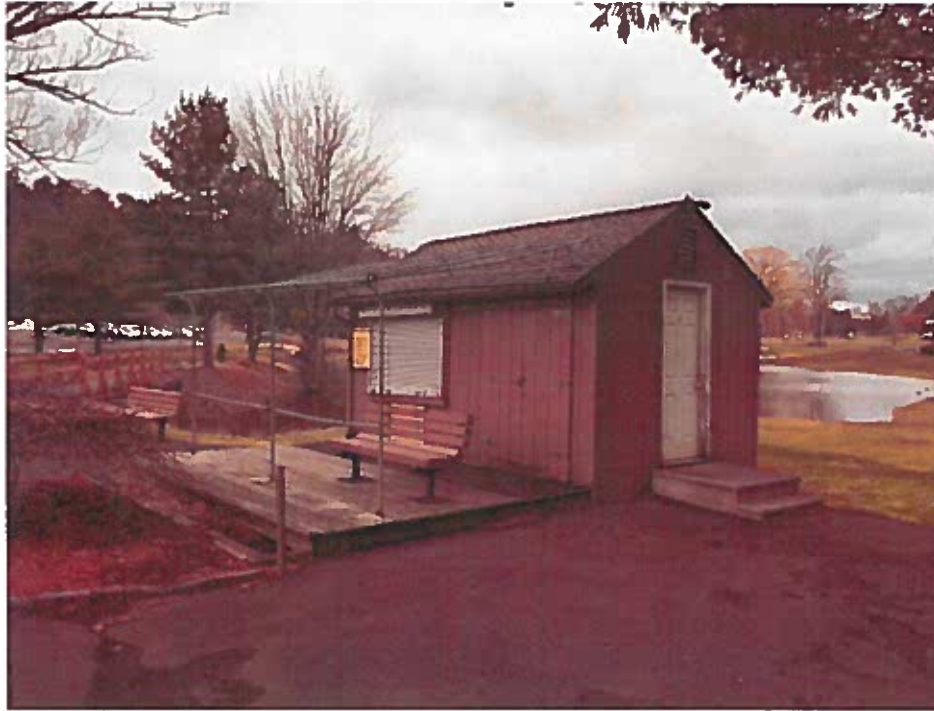
37 BUENA VISTA DRIVE

SCALE: NTS DESIGNER: JAV DATE: FEB., 2016

EXHIBIT

FEB 29 2016

BUENA VISTA STARTER SHACK - 37 Buena Vista Road, West Hartford, CT



Existing Starter Shack looking north



Existing Starter Shack looking south



BUENA VISTA STARTER SHACK - 37 Buena Vista Road, West Hartford, CT



Above-Southeast corner of Cornerstone parking lot looking south at proposed location of new starter shack. Below- area zoomed in also showing gravel path



CONSTRUCTION MATERIAL:

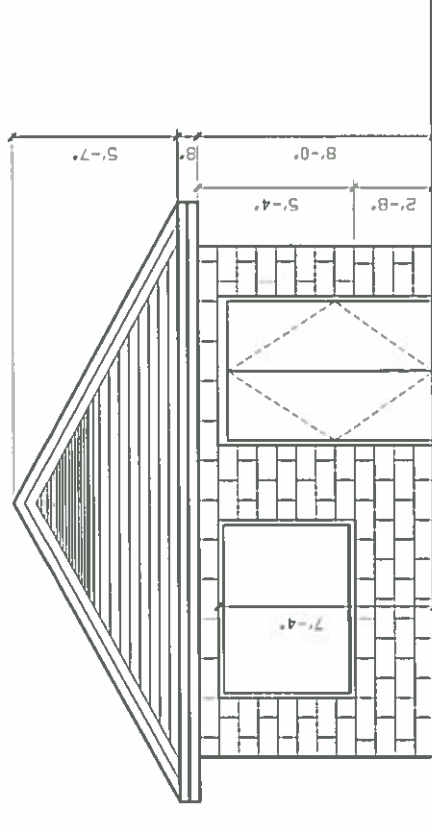
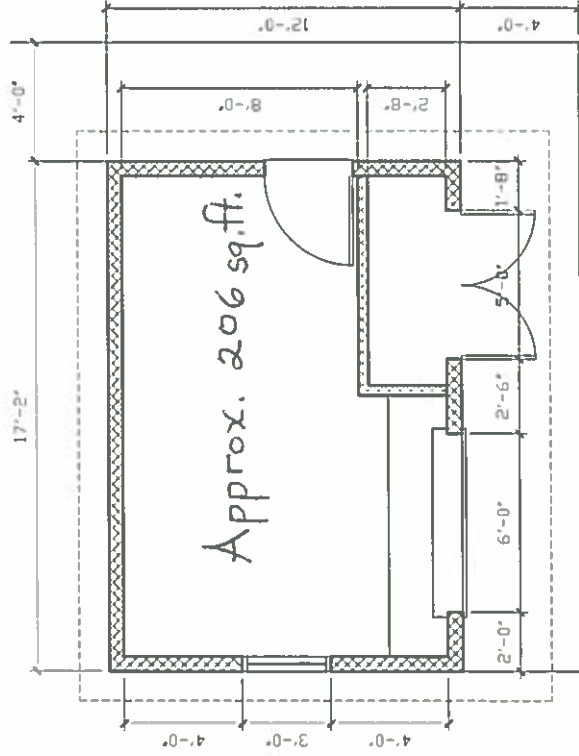
FLOOR: SLAB ON GRADE SEALED CONCRETE.

WALLS: 8" CONCRETE MASONRY UNITS PAINTED TO MATCH THE COLOR OF THE EXISTING STARTER SHACK - CEDAR.

CABLE ENDS: VINYL CLAPBOARD SOWING TO MATCH THE COLOR OF THE EXISTING STARTER SHACK - TUFTSON OLIVE/CYPRESS SOFTEN TO BE VINYL BEAD BOARD TO MATCH THE EXISTING STARTER SHACK.

TRIM IS 1 1/2" AZEK - WHITE

ROOF: ARCHITECTURAL FIBERGLAS SHINGLES - GAF TIMBERTECH SHAKEWOOD



FLOOR PLAN

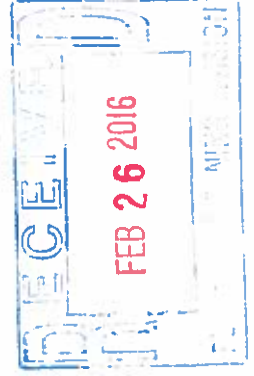
FRONT ELEVATION

Buena Vista Golf Course - Starter Shack

37 Buena Vista Road

West Hartford, CT

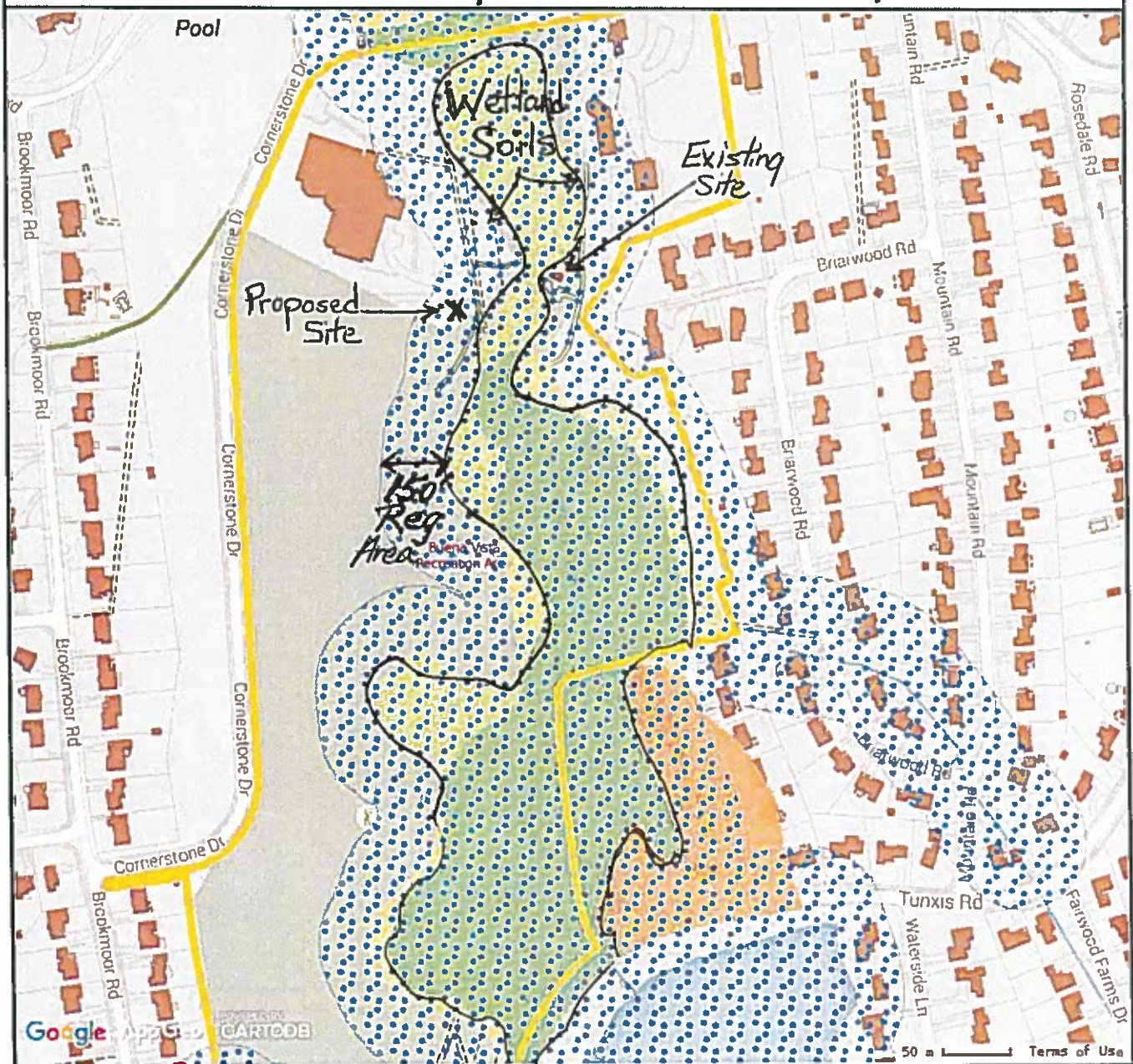
February 25, 2016



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architecture • interior design • landscape design
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Existing Wetlands Map



Property ID	0801 1 37 0001
Location	37 BUENA VISTA ROAD
Owner	TOWN OF WEST HARTFORD

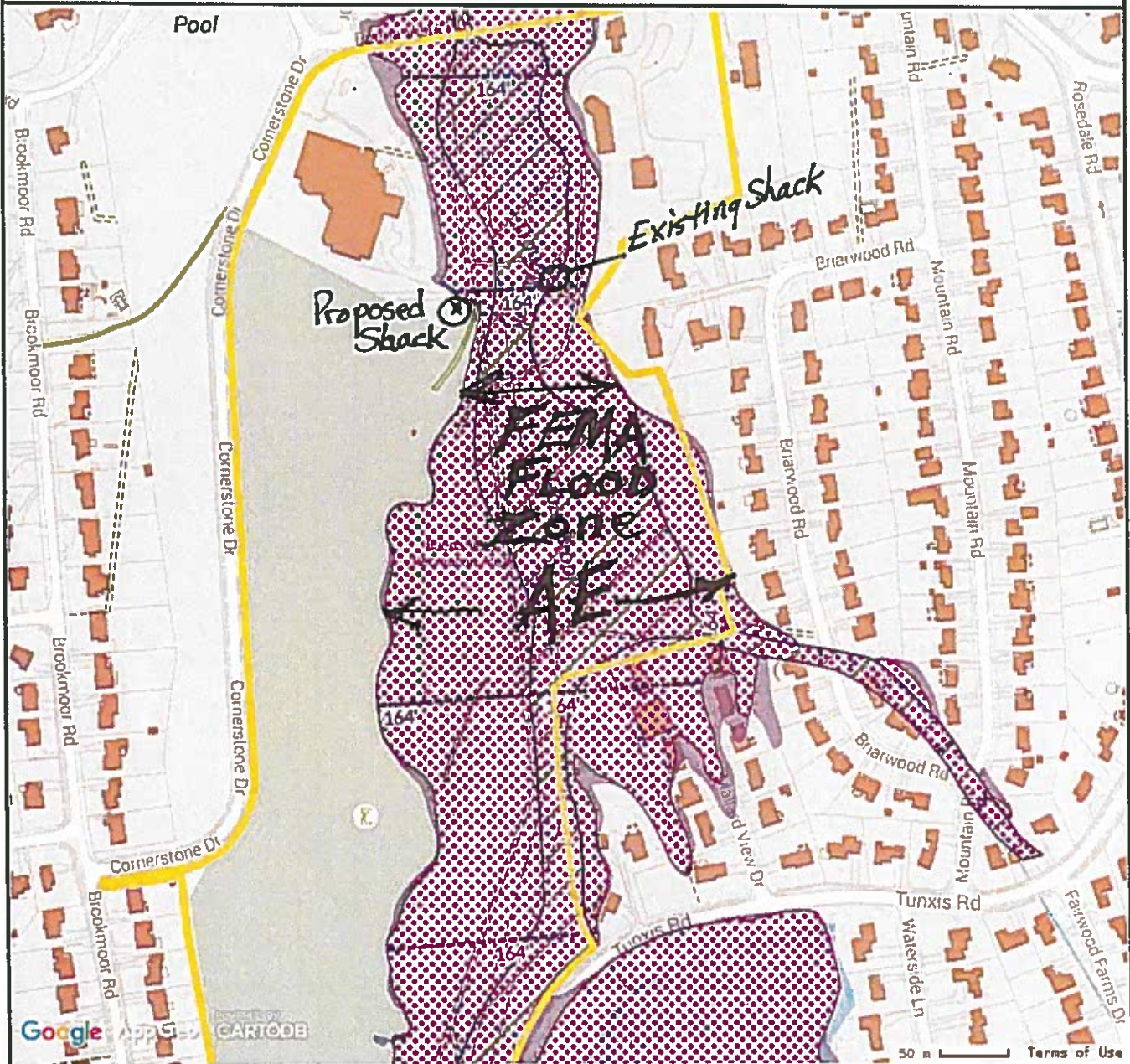


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of West Hartford, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 5/22/2015
Properties updated Daily

FEMA FLOOD ZONE AE



Property Information

Property ID: 0801 1 37 0001
 Location: 37 BUENA VISTA ROAD
 Owner: TOWN OF WEST HARTFORD



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